

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	3
Owner 1:	HADDAD RONALD M & CYNTHIA R			
Owner 2:	TRS/ RMH 2019 REVOCABLE TRUST			
Owner 3:				
Street 1:	42 JACKSON RD			
Street 2:				
Twn/City:	BELMONT			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02478	Type:		

PREVIOUS OWNER

Owner 1:	KIRKPATRICK KARIN A/VAN GOOZEN -		
Owner 2:	TRS/ASPARAGUS TRUST -		
Street 1:	2 JUNIPER RIDGE RD		
Twn/City:	ACTON		
St/Prov:	MA	Cntry	
Postal:	01720		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 147 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	112,800			112,800
Total Card	0.000	112,800			112,800
Total Parcel	0.000	112,800			112,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		767.35	/Parcel: 767.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	112,800	0	.		112,800		Year end	12/23/2021
2021	102	FV	110,500	0	.		110,500		Year End Roll	12/10/2020
2020	102	FV	128,900	0	.		128,900	128,900	Year End Roll	12/18/2019
2019	102	FV	121,400	0	.		121,400	121,400	Year End Roll	1/3/2019
2018	102	FV	99,000	0	.		99,000	99,000	Year End Roll	12/20/2017
2017	102	FV	99,000	0	.		99,000	99,000	Year End Roll	1/3/2017
2016	102	FV	99,000	0	.		99,000	99,000	Year End	1/4/2016
2015	102	FV	99,000	0	.		99,000	99,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

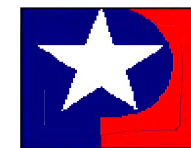
Date	Result	By	Name
1/22/2020	Mail Update	MM	Mary M
5/31/2018	Measured	DGM	D Mann
11/30/2017	Measured	DGM	D Mann
11/6/2000	Hearing Chag		
5/6/2000		197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

Spl Credit		Total:	
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APPAISED:	112,800 /	112,800
USE VALUE:	112,800 /	112,800
ASSESSED:	112,800 /	112,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	199243
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
7	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BROWN		
View / Desir:	N	- NONE	

Full Bath:		Rating
A Bath:		Rating
3/4 Bath:		Rating
A 3QBth		Rating
1/2 Bath:		Rating
A HBth:		Rating
OthrFix:		Rating

CONDO CONVERSION 1997, Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	10.000000000
Name:	171 - 7131

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:	1			BR:	1		Baths:		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	1	1	1
Totals				
	1	1	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	31.0%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj \$ / SQ:	415.867
Other Features:	35053
Grade Factor:	1.00
NBHD Inf:	1.70000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	163516
Depreciation:	50690
Depreciated Total:	112826

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	147	415.870	61,133
Net Sketched Area:		147	Total:	61,133
Size Ad	147 Gross Area	147	FinArea	147

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
33						
33						
47						

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 031.A-0002-0003.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE

AssessPro Patriot Properties, Inc

